



**CALTRANS ORAL AUCTION
LAND SOLD TO HIGHEST BIDDER !**

Monday Jan. 26, 2004

Registration: 11:30 am Sale: 1 pm SHARP



**LOCATION: AQMD Building
So. Coast Air Quality Management District
21865 E. Copley Dr., Diamond Bar, CA 91765**

Visit the website: <http://www.dot.ca.gov/property>

**CALL FOR DETAILED INFORMATION
(909) 444-0555**

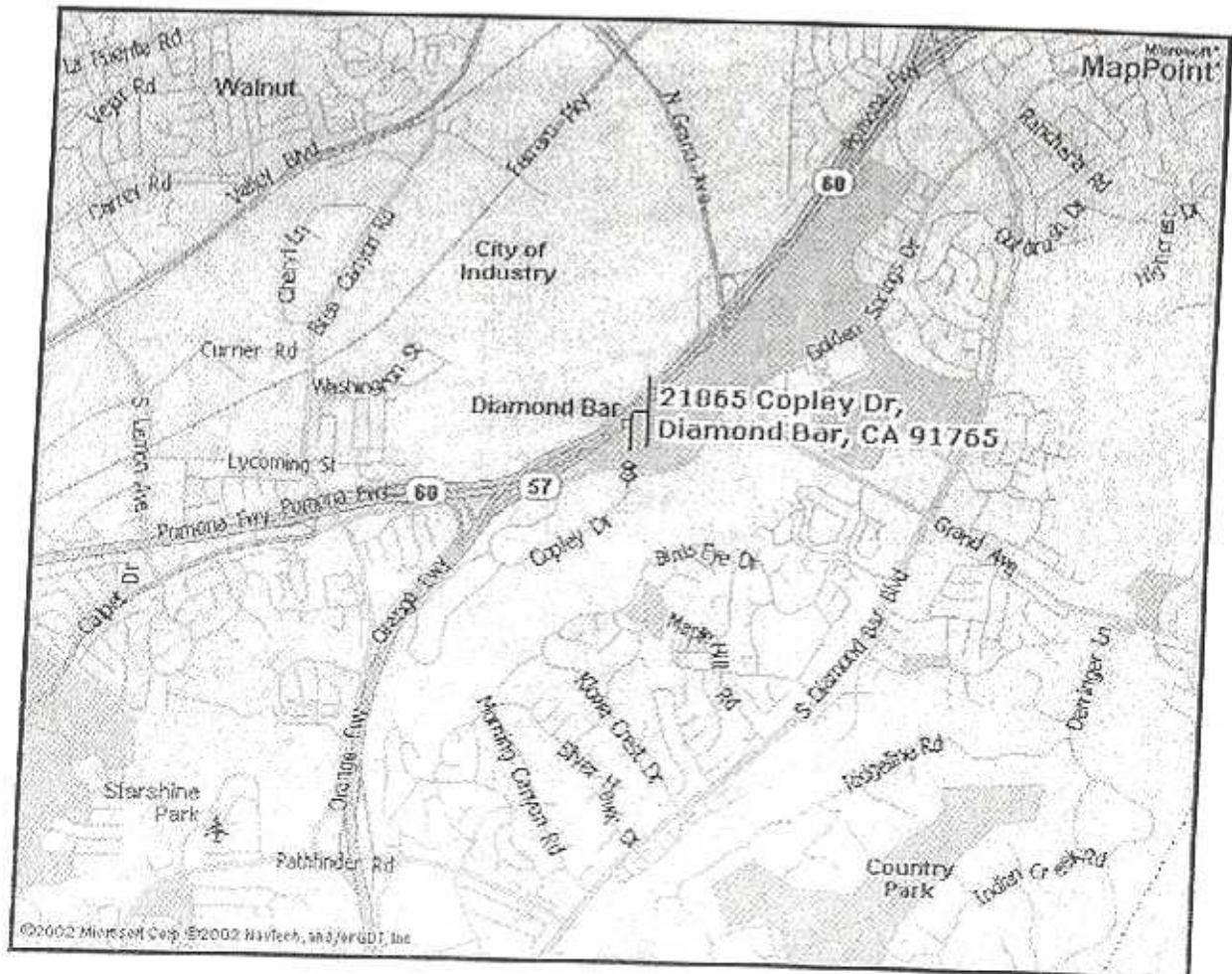
**Southern Right of Way Region
21073 Pathfinder Rd. Ste 100
Diamond Bar, CA 91765**

CALTRANS ORAL PUBLIC AUCTION

WHEN: MONDAY, JANUARY 26, 2004
REGISTRATION: 11:30
BIDDING STARTS: 1 PM SHARP

WHERE: SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 E. COPLEY DRIVE
DIAMOND BAR, CA 91765

FREE PARKING



**AVAILABLE PARCELS
ORAL PUBLIC AUCTION**

SALE DATE: January 26, 2004 **MONDAY**

REGISTRATION: 11:30AM **SALE BEGINS:** 1:00 PM SHARP

BID DEPOSIT: \$2,000.00 for EACH parcel you plan to bid on

CASHIERS CHECK or MONEY ORDER ONLY. SEPARATE CHECKS FOR EACH PARCEL BID UPON

**** SALE DEPOSIT**** 10% DUE BY January 30, 2004 **BALANCE DUE BY:** March 15, 2004

CALL FOR DETAILED INFORMATION: (909) 444-0555 Parcel availability &/or minimum bids are subject to change.

SALE #	CALTRANS DD#	GENERAL DESCRIPTION AND GENERAL LOCATION	SIZE & ZONING	MINIMUM BID
012604 -01	075429-01-01	Opposite the corner of 4500 Miller/2100 Pinto Cir. La Verne, CA LA County TMG 570 -G7	Vacant, Irregular, level, 12,826 SF Zoned PR 3D	\$138,000.00
012604 -02	073308-01-01	NW corner of Grand Ave. at 39 th St. (3851 S Grand Ave.) Los Angeles, CA LA County TMG 704 - C1	Vacant, Irregular shape, level, 6120 SF Zoned RD-1.5	Undisclosed Minimum
012604 -03	074089-01-01	SE corner of 54 th St. & Flower, Los Angeles, CA LA County TMG 704-C1	Vacant, Irregular, level, 4,360 SF Zoned R-2	Undisclosed Minimum
012604 -04	073370-01-01	NE corner of 84 th Pl. & S Grand Ave, Los Angeles, CA LA County TMG 704 - C1	Vacant, Irregular, level, 10,424 SF Zoned RD - 1.5	\$257,000.00
012604 -05	074443-01-01	668 Realitos Dr., La Verne, CA LA County TMG 570 -H7	Vacant, Triangular, level, 25,383 SF Zoned PR - 3D	\$280,000.00
012604 -06	001093-01-01	Corner of Ball Rd and Ox Rd. Anaheim, CA Orange Co. TMG 768 - H7 Landlocked	Vacant, Irregular, level, 33,270 SF Zoned SP 92-2 "Anaheim Resorts"	\$340,000.00
012604 -07	075645-01-01	Next to 4529 Emerald Ave La Verne, CA LA County TMG 570 - G7 Limited access	Vacant, Irregular shape, level, 5,963 SF Limited access Zoned PR 4.5 D	\$ 11,000.00
012604 -08	B05027-01-01	North of Indio/4-10; Portion SW1/4 of SW 1/4 Sec 34/T4S/R7E SRRM Riverside Co. TMG 390-D8 Landlocked	Vacant, Square, level, 35.71 acres Zoned W-2-10	Undisclosed Minimum
012604 -09	011312-01-01	NE Quadrant of I-10 & Archibald Ave. Ontario, CA San Bernardino Thomas Guide 602 - J7 Landlocked	Vacant, Irregular, level, 135,877 SF Zoned SP	\$313,000.00
012604 -10	075431-01-01	North of 210, East side of Pinto St, between Miller St. & Rio St. La Verne, CA LA County TMG 570-G7	Vacant, Rectangular, level, 8,041 SF Zoned PR-3D	\$110,000.00
012604 -11	014085-01-01	North of I-210 & West of Etiwanda Ave Rancho Cucamonga, CA San Bernardino Co. TMG - 573 - H4	Vacant, Rectangular, level, 8.65 Acres Zoned ARS	Undisclosed Minimum
012604 -12	006230-01-01	North of I-10 & East of Archibald Ave. Ontario, CA; San Bernardino Co. TMG - 602 - J7 Landlocked	Vacant, Irregular, level, 21,708 SF Zoned AG	Undisclosed Minimum
012604 -13	000851-01-01	SW corner of Madison Ave. and Middlebury St. Los Angeles, CA LA County TMG 594 - A7	Vacant, Triangular, Sloping, 18,550 SF Zoned - PF	\$323,900.00
012604 -14	0B3011-01-01	College Way, Claremont, CA LA County TMG - 571 - A1	Vacant, Irregular, level to sloping, 14,606 SF Zoned RS-10,000	\$145,000.00
012604 -15	0B3023-01-01	4325 Piedmont Mesa Rd, Claremont, CA LA County TMG 571 - A1	Vacant, Rectangular, level, 10,644 SF Zoned RS-10,000	\$135,000.00

See Exhibit A for Terms of Option to Purchase

TERMS OF OPTION TO PURCHASE

Note: A bidder's registration is required. The bidder must register and obtain a bidder's number prior to the auction.

ALL CASH TERMS: Seller does not intend to offer credit for this sale.

REGISTRATION: All interested buyers must register and obtain a BID CARD. In order to register Bidders must bring a Cashier's CHECK or MONEY ORDER made payable to the California Department of Transportation in the amount of \$2,000.00. The check will be collected from winning bidders only, immediately following the auction. A down payment equal to 10% of the bid amount is required not later than January 30, 2004.

REQUIRED DEPOSIT: The successful bidder will be required to Deposit 10% of the winning bid with the State by January 30, 2004. All of the registration fee will be used for the deposit. All payments must be by Cashier's CHECK OR MONEY ORDER made payable to the California Department of Transportation.

FORFEITURE OF DEPOSIT: The option deposit and any additional option deposits shall be NON-REFUNDABLE in the event that the successful bidder fails to exercise the option within the option period or fails to comply with any and all of the terms of the option as herein provided.

OPTION PERIOD: This period shall commence on the first day following the auction and expires March 15, 2004. The balance of the purchase price shall be paid on or before expiration of the Option Period or March 15, 2004.

EXTENSION OF THE OPTION PERIOD: There may be situations wherein the option holder is unable to complete the Terms of Option within the time allowed for reasons beyond his/her control. Under these circumstances, the State, at its discretion, may elect to extend the option period. A charge of 1% of the bid price per month will normally be made for such extensions. This fee will not be applied to the purchase price.

OPTION AGREEMENT: The highest bid will be submitted to the California Transportation Commission (C.T.C.) for approval. Upon award, the successful bidder shall be bound to the terms specified in the Terms of Option To Purchase.

ESCROW and PAPERWORK PROCESSING: The State will handle the transfer of the property at NO CHARGE to the successful bidder except for regular transfer and recording fees. This is not considered to be a formal escrow as there is no disinterested third party. Bidder may elect to open an escrow within 5 working days with a mutually acceptable California licensed escrow company at bidder's expense.

TITLE INSURANCE: The successful bidder is encouraged to obtain a policy of Title Insurance at his own expense.

PAYMENTS: Payments must be made by CASHIER'S CHECK or MONEY ORDER, made payable to the CALIFORNIA DEPARTMENT OF TRANSPORTATION. The successful bidder's option deposit made at the time of sale will be retained by the State and not placed in escrow. The balance of the purchase price is due on or before March 15, 2004. The successful bidder shall pay all recording fees, documentary transfer tax, and other real estate transaction taxes or fees by whatever name known, including escrow fees and broker's commission, if any, and personal property taxes where applicable.

Following the auction, a sales agent will contact you and schedule an appointment to accept all payments. You may contact Caltrans at: 909-444-0555.

LIMITING CONDITIONS: The successful bidder may take possession when the Director's Deed transferring title is recorded.

- (1) The sale under this option is subject to the approval of the C.T.C. Any assignments under this contract must be made prior to C.T.C. approval. If the sale is not approved, the option deposit money will be refunded without interest. When the sale is approved by the C.T.C. and the successful bidder exercises the option, the option deposit will be credited toward the bid purchase price.
- (2) The State reserves the right to reject any and all bids and to cancel the sale in part or in its entirety, any time prior to the recordation of the Directors Deed.
- (3) The right, title and interest in the property to be sold shall not exceed that vested in the State of California, and this sale is subject to all title exceptions and reservations whether or not of record.
- (4) The successful buyer is encouraged to obtain a policy of Title Insurance at his/her own expense.
- (5) **SECOND HIGHEST BIDDER:** In the event that the high bidder fails to exercise his/her option within the option period or defaults in completion of the sale, the State may, at its discretion, offer the option to the second highest bidder. If the second highest bidder accepts the option, the deposit requirements and terms of option to purchase shall be the same as stated in this notice of sale, except that the option period shall commence on the day the option is awarded by the State.
- (6) In the event of cancellation of sale and/or rejection of any bids, the respective deposits of money shall be refunded without interest.
- (7) Should the successful purchaser desire a survey of the property, an independent survey at the buyer's expense may accomplish this. No warranty is made by the Department of Transportation relative to the ground locations of the property lines other than monumented highway right-of-way lines.
- (8) The successful purchaser shall be responsible for complying with local building codes and ordinances. All properties are sold in an "AS IS" condition.
- (9) All Caltrans employees may bid to acquire excess State owned properties except employees who have direct access to information not generally available to the public or who influence the purchase or sale of right-of-way or other real properties.



EXHIBIT "A"